

Staff Summary Report



City Council Meeting Date: 08/14/03

Agenda Item Number: 21

SUBJECT: Request by Thomas Davis Medical Center for a Final Subdivision Plat for two lots located at 6301 South McClintock Drive.

DOCUMENT NAME: 20030814dsht15

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request by **THOMAS DAVIS MEDICAL CENTER** (TDMC Renovation, Bonnie Goetz, property owner) #SBD-2003.71 for a Final Subdivision Plat consisting of two lots on 3.7 net acres, located at 6301 South McClintock Drive.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO: The applicant's intention is to create two new lots from an existing lot. The renovated Thomas Davis Medical Center building will occupy Lot 1 and a future building and new parking spaces will be located on the new lot number 2. The proposed lots appear to meet the minimum requirements of Subdivision Ordinance 99.21. Public input is not required.

- ATTACHMENTS:**
1. List of Attachments
 2. Comments
 3. Conditions of Approval
 4. History & Facts / Description
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Letter of Authorization
 - D. Final Subdivision Plat
 - E. Aerial Photo

COMMENTS: On May 2000, City Council approved a Final Subdivision Plat for two lots. Lot 1 included the two-story building previously occupied by Thomas Davis Medical Center and an area dedicated for parking and a portion of undeveloped land. Lot 2 was also undeveloped land and dedicated for future sale. Lot 2 was sold and now the Anazazi Office building occupies that lot. Then on January 11, 2001, City Council approved a Final Subdivision Plat to divide lot 1 into two lots (Lots 1 and 3). But that approved plat to divide Lot 1 was never recorded therefore the approved plan expired.

Now, as part of the overall renovation project for Thomas Davis Medical Office building, the applicant's intention is to create two new lots from an existing lot 1. The renovated Thomas Davis Medical Center building will occupy Lot 1 and a future building and new parking spaces will be located on the new lot number 2. Staff recommends approval subject to conditions. Public input is not required.

**REASON(S) FOR
APPROVAL:**

1. The proposed final Subdivision Plat appears to meet the minimum standards required by Subdivision Ordinance 99.21.

**CONDITION(S)
OF APPROVAL:**

1. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
2. The applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Final Subdivision Plat shall be recorded on, or before, August 14, 2004 with the Maricopa County Recorder's Office through the City of Tempe Development Services Department. Planning Division staff shall review details of the document format prior to recordation.

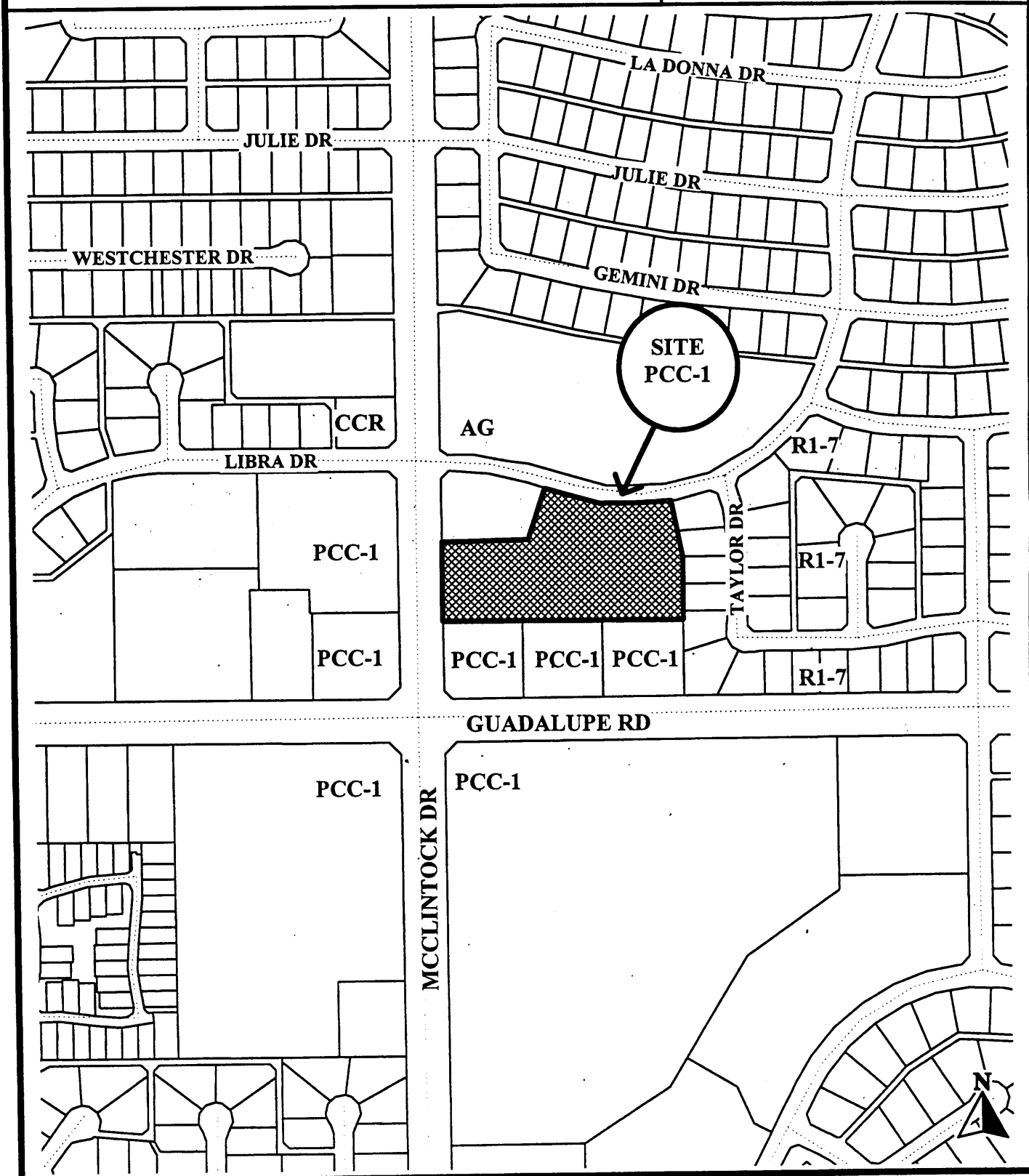
HISTORY & FACTS:

1972. City Council approved a zoning change from AG, Agricultural to PCC-1 for a commercial center on 7.2 net acres.
- July 6, 1983. Design Review Board approved building elevations, site and landscape plans for
- July 16, 1986. Design Review Board approved building elevations and site plans for Thomas Davis Medical Center, Phase II.
- May 11, 2000. City Council approved a Final Subdivision Plat for two lots on 6.0 net acres.
- January 11, 2001. City Council approved a Final Subdivision Plat for two lots on 3.69 net acres.
- June 12, 2001. Planning Commission approved the 2nd Amended General Plan of Development for Thomas Davis Medical Center.
- August 9, 2001. City Council approved the 2nd Amended General Plan of Development for Thomas Davis Medical Center consisting of 61,768 s.f. on 6.36 net acres and a Final Plan of Development for Anazasi Realty consisting of 19,800 s.f. on 1.83 net acres (Lot 2).
- November 26, 2002. Planning Commission accepted the withdrawal of a request by Thomas Davis Medical Center for a 3rd Amended General and Final Plan of Development, including one use permit and one variance.
- June 10, 2003. Planning Commission approved this request on their consent agenda but due to a public notification error, public hearing was been scheduled for the July 8, 2003 Planning Commission public hearing.
- July 8, 2003. Planning Commission approved a 3rd Amended General Plan of Development for Thomas Davis Medical Center consisting of 62,577 s.f. on 5.52 net acres and a Final Plan of Development for Lot 1 (medical offices) consisting of 29,477 s.f. on 2.39 net acres.
- July 17, 2003. City Council approved a 3rd Amended General Plan of Development for Thomas Davis Medical Center consisting of 62,577 s.f. on 5.52 net acres and a Final Plan of Development for Lot 1 (medical offices) consisting of 29,477 s.f. on 2.39 net acres.

DESCRIPTION: Owner – TDMC Renovation, LLC (Bonnie Goetz)
Applicant – A.J. Wadsworth
Engineer – Superior Surveying Services
Existing zoning – PCC-1
Total site area – 3.69 net acres
 Lot 1 – 2.39
 Lot 2 – 1.30

THOMAS DAVIS MEDICAL CENTER

SBD 2003.71



Location

A

**Superior
Surveying
Services, Inc.**

21415 North 23rd Avenue
Phoenix, Arizona 85027
(623) 869-0223 Fax (623) 869-0726

PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA Member A.C.S.M., A.P.L.S., G.L.I.S.

Randy S. Delbridge, President, R.L.S. Arizona #18214/California #L6060/ Nevada #7680

July 22, 2003

Dee Dee Kimbrell
City of Tempe
51 E. 5th Street
Tempe, AZ 85282

RE: Re-Plat located at Thomas Davis Medical, 6301 S. McClintock, Tempe
Our Job No. 230536

Ms. Kimbrell:

Please accept the attached Re-Plat submittal package. Our client would like to take the existing Lot 1 and create two new lots.

Thank you for your assistance in this matter. Should you have any questions or concerns, please do not hesitate to call.

Sincerely,



A. J. Wadsworth

/nhn

Enclosures

B

Professional Services Agreement
May 16, 2003
Job No. 230536
Page 2

AMENDMENT OF AGREEMENT: This Agreement may be amended only in writing signed by Client and SSSI.

TERMS: By signing this agreement Client accepts and agrees to pay for all services per this Agreement. Statement will be rendered at the completion of the work and payment is due upon presentation. A finance charge of 18% per annum will accrue after thirty (30) days on any outstanding balance.

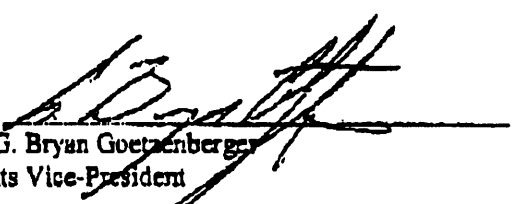
COLLECTION: Client agrees to pay all costs of collection, including reasonable attorneys' fees.

Thank you for the opportunity to submit this Agreement. After reviewing the above, if this Agreement is acceptable, please sign and return to SSSI by facsimile to initiate the start of surveying services as set forth above.

Respectfully submitted,

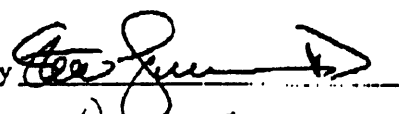
SUPERIOR SURVEYING SERVICES, INC.

By


G. Bryan Goetzberger
Its Vice-President

Agreed and Accepted:
TDMC RENOVATION

By


Title Owner

Dated

5-20-03

C — — —

IN REPLY TO LOV 1 OF THE REPLY OF A PORTION OF TRACT 4
"CONTINENTAL EAST UNIT 30" RECORDED IN BOOK 149 OF MAPS,
PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA AS RECORDED
IN BOOK 638 OF MAPS, PAGE 43, OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER LOCATED IN A PORTION OF
THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

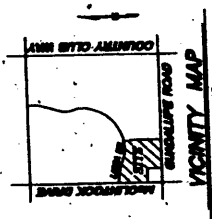
1. STATE OF ARIZONA
 COUNTY OF MARICOPA }
 KNOW ALL MEN OF THESE PRESENTS, THAT I, JOHN JAMES HARRIS, of the County of Maricopa, State of Arizona, for and in consideration of the sum of ONE HUNDRED AND FIFTY DOLLARS, to JOHN JAMES HARRIS in hand paid by JOHN JAMES HARRIS, the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said JOHN JAMES HARRIS, his heirs and assigns forever, all that certain ONE HALF of the SEVERALTY of the LAND of the UNITED STATES of America, situate, lying and being in the County of Maricopa, State of Arizona, to-wit:

THE TROOPS OF THE 1ST AND 2ND REGIMENTS OF THE 1ST DIVISION OF THE ARMY OF THE UNITED STATES OF AMERICA, WHOSE NAMES ARE LISTED ON THE FOLLOWING PAGE, WERE KILLED IN ACTION DURING THE BATTLE OF BATAVIA, PHILIPPINES, ON APRIL 22, 1942.

APPROVED BY THE BOARD AND CITY COUNCIL OF THE CITY OF SANTA ANTONIO
 IN THE _____ DAY OF _____ 1961

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Superior Surveying Services, Inc.
 10000 Highway 100, Suite 100, Houston, TX 77036
 Phone: (713) 261-1111
 Fax: (713) 261-1112
 Telex: 730000
 E-mail: info@superior-surveying.com
 Website: www.superior-surveying.com

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